

Klamath Marsh Retreat
12211 Military Crossing Road
Chemult, OR 97731

\$2,500,000
158.530± Acres
Klamath County



**Klamath Marsh Retreat
Chemult, OR / Klamath County**

SUMMARY

Address

12211 Military Crossing Road

City, State Zip

Chemult, OR 97731

County

Klamath County

Type

Recreational Land, Residential Property, Riverfront, Horse Property, Business Opportunity

Latitude / Longitude

42.961981 / -121.673194

Taxes (Annually)

161714

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

158.530

Price

\$2,500,000

Property Website

<https://www.landleader.com/property/klamath-marsh-retreat-klamath-oregon/68741>



PROPERTY DESCRIPTION

Nestled along 1.5 miles of Williamson River frontage and bordering the 40,000-acre Klamath Marsh National Wildlife Refuge, this stunning property offers natural beauty, privacy, and endless possibilities. Once home to Native Americans, the land carries a rich history that enhances its profound sense of place. From the charming cabin featuring native materials in the 1900s craftsman style, enjoy sweeping views of the marsh with legendary Yamsi Mountain perfectly framed in the distance. A haven for bird and wildlife enthusiasts, the property also features sub-irrigated pastures and many trails ideal for horse enthusiasts. With an approved guest ranch permit, site plan for 7 additional cabins & possibility for a small landing strip, it is ready for your vision. Infrastructure includes septic approvals, multiple domestic wells & power for seamless development. The carefully thinned property is wildfire resilient. This rare offering combines unspoiled wilderness with modern convenience.

Call Listing Agent John ([541\) 480-9161](tel:5414809161) or Patty ([541\) 480-5432](tel:5414805432) for private showing. Acreage is 158.53 according to Assessor but lot line adjustment calculates to 173.65. Buyer to do their own due diligence on the property.

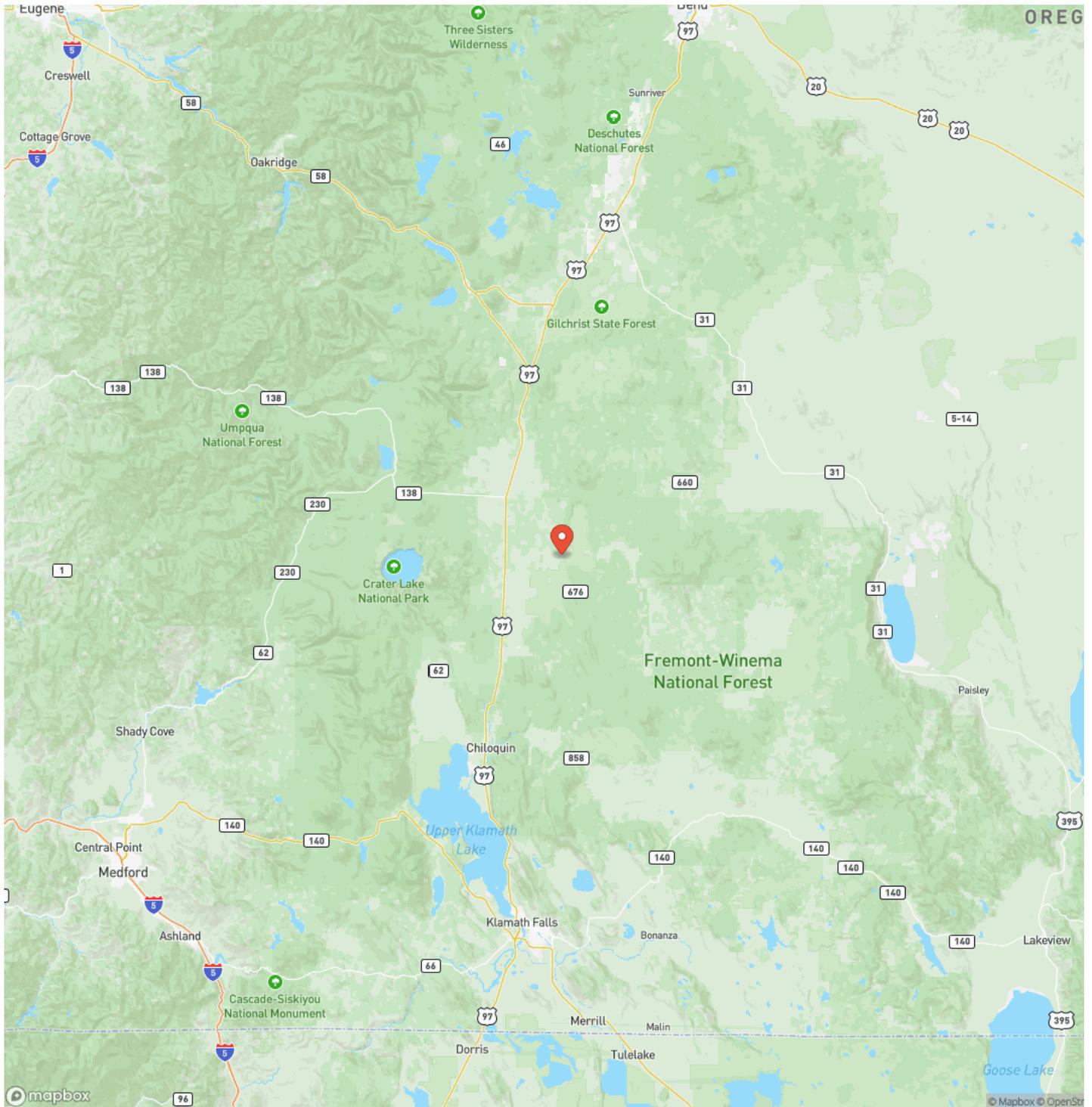
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Locator Map



Locator Map



Satellite Map



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